

**CITY OF BROKEN ARROW
PLANNING COMMISSION MEETING
MINUTES
April 10, 2003**

The Planning Commission Agenda for this meeting was posted on April 4, 2003, at 4:30 p.m. on the City Hall Bulletin Board, 220 S. First Street.

1. The Broken Arrow Planning Commission met on Thursday, April 10, 2003, at 5:00 p.m.

2. Present: Robert Goranson, Chairman
Renate Caldwell, Vice Chairperson
Mike Lester, Commission Member
Kal Desai, Commission Member
Johnnie Parks, Commission Member

Absent: None

Staff Present: Farhad K. Daroga, City Planner
Brent Murphy, Ass't City Planner
Karl Fritschen, Staff Planner
Joyce Snider, Admin Ass't
April Parnell, Ass't City Attorney
Justin Cook, City Engineer
Jeff Westfall, Engineering Dept
Don Slone, Community Development Coordinator

3. The Commission considered the minutes of the regular Planning Commission meeting held March 27, 2003. **Motion** by Mike Lester to approve the March 27, 2003, minutes as presented. The motion was seconded by Renate Caldwell.

Yes: Parks, Desai, Lester, Caldwell, Goranson

No: None

Motion Approved

4. The Commission considered the Consent Agenda. Farhad Daroga reviewed each item on the Consent Agenda.

Motion by Mike Lester to approve the Consent Agenda, as recommended by Staff, excluding item numbers 4A, 4B, 4E and 4G. The motion was seconded by Kal Desai.

Yes: Parks, Desai, Lester, Caldwell, Goranson

No: None

Motion approved

4A. PT03-106, DN03-123, Crossroads Commercial Center preliminary plat, 10.29 acres, C-5, 5 lots, I-1, BAZ 1593, northeast corner of Houston Street (81st Street) and State Highway 51, Tulsa Engineering & Planning Associates, Inc. (Engineer). The applicant was present. This item was removed from the Consent Agenda upon the request of the applicant.

- 4B. PT03-108, DN03-129, Record-Walker Tract preliminary plat, 1.85 acres, 2 lots, I-1, BAZ 1589, end of West Detroit Street, south of the MK&T Railroad, Joe Glenn, (Engineer). The applicant was present. This item was removed from the Consent Agenda at the request of the Planning Commission.
- 4C. PT02-117, DN02-160, Hancock Plaza conditional final plat, 10.0 acres, C-5, PUD 132, BAZ 1569, southwest of the southwest corner of 9th Street (Lynn Lane/177th E. Avenue) and Albany Street (61st Street), Tulsa Engineering & Planning Associates, Inc. (Engineer). The applicant was present. This item was approved as recommended by Staff.
- 4D. PT03-100, DN03-100, Piper Addition conditional final plat, 0.83 acres, 1 lot, C-3, (BAZ 1446) 904 West Kenosha Street, Ronald G. Tracy (Engineer). The applicant was not present. This item was approved as recommended by Staff.
- 4E. PT03-102, DN03-108, Elementary School Addition conditional final plat, 15.0 acres, 1 lot, R-1, one-quarter mile south of Dearborn (41st) Street on west side of 209th East Avenue, Legacy Engineering (Engineer). The applicant was present. This item was removed from the Consent Agenda at the request of the Planning Commission.
- 4F. ST03-107, DN03-122, Heritage United Methodist Church site and landscape plan, 9.1 acres, A-1, SP 53, 5300 Kenosha Street, Joe Donelson (Applicant). The applicant was present. This item was approved as recommended by Staff. The applicant was present. This item was approved as recommended by Staff.
- 4G. ST03-109, DN03-127, Arrow Exterminators site plan, 1.06 acres, C-1, BAZ 1581, Indianola Avenue and Main Street, J. W. Investments (Applicant/Owner). The applicant was present. This item was removed from the Consent Agenda at the request of the applicant.
- 4H. ST03-110, DN03-110, H. Cecil Rhodes Elementary School site plan, PT02-125, R-3, 302 East Midway Street, Crafton, Tull & Associates, Inc. (Engineer). The applicant was present. This item was approved as recommended by Staff.
- 4I. ST03-111, DN03-108, new Broken Arrow Elementary School site plan, 15.0 acres, R-1, one-quarter mile south of Dearborn (41st) Street on the west side of 209th East Avenue, Legacy Engineering (Applicant). The applicant was present. This item was approved as recommended by Staff.
- 4J. ST03-112, DN03-130, Donohue Office/Warehouse site and landscape plan, 1.69 acres, I-1, one-half mile east of Olive Avenue (129th East Avenue) Lot 1, Block 1, Henshaw Industrial Park, Wozencraft, Mowry & Associates, (applicant/site plan) and Alaback Design Associates, (applicant/landscape plan). The applicant was present. This item was approved as recommended by Staff.
- 4K. ST03-113, DN02-160, Hancock Plaza site and landscape plan, 4.72 acres, I-1, BAZ 1569/PUD 132, southwest corner of Lynn Lane (9th Street) and 61st Street, Tulsa Engineering & Planning Associates, Inc., (Applicant). The applicant was present. This item was approved as recommended by Staff.
- 4L. ST03-114, DN03-113, Rader Office Building site plan review, 1.07 acres, O-3, Houston Street and Aspen Avenue, Deshazo, Tang & Associates, Inc., (Applicant). The applicant was present. This item was approved as recommended by Staff.

- 4M. PT02-118, DN01-121, Lakes at Indian Springs III landscape plan, 75.6 acres, PUD 108A, South 7th Street and East Jasper Street, Tulsa Engineering & Planning Associates, Inc. (Applicant). The applicant was present. This item was approved as recommended by Staff.

5. **ITEMS REMOVED FROM CONSENT AGENDA**

- 4A. The Commission considered PT03-106, DN03-123, Crossroads Commercial Center preliminary plat, 10.29 acres, C-5, 5 lots, I-1, BAZ 1593, northeast corner of Houston Street (81st Street) and State Highway 51, Tulsa Engineering & Planning Associates, Inc. (Engineer). Farhad Daroga presented the background.

Tim Terral, Tulsa Engineering & Planning Associates, Inc., 8209 East 63rd Place South, Tulsa, said his client is in agreement with everything except the access points. He said Staff has recommended one access point instead of the two requested. He said with a ten-acre tract, with three commercial uses and a mini-storage facility, they feel that two access points are needed onto Houston. He pointed out that Braum's, has one acre across the street and has three access points, one onto Highway 51 and two onto Houston.

Farhad Daroga said Staff's greatest concern is traffic safety and said the west curb cut on Houston street is too close to the intersection. Johnnie Parks asked about the location of the proposed access and Farhad Daroga pointed them out, saying Staff is in favor of the easternmost access point, which matches the one to the south, the west one is fairly close to the intersection and will be in the path of cars that have stopped at the red light. People trying to enter the site will be backed up into the intersection. He said two years ago this intersection was deemed the most dangerous in this city and a study was approved by the Department of Transportation. The Police, Engineering and Planning and Public Works have all reviewed this matter because this intersection has had more problems/accidents than any other. It is a State highway that moves traffic at a relatively high speed and it would be unsafe to have curb cuts that close to an intersection that promotes left turn movements. He outlined the development of Braum's before and during the annexation of its property into the city. He said some of the early approvals were given by Wagoner County. He said with the traffic counts and traffic volume that has built up on Highway 51 and the traffic that exists on Houston Street, the turning movements will result in an unsafe situation. He said it may be easier for motorists within this project to get in and out but it will be unsafe for motorists on the public street and on the Highway.

Renate Caldwell said it didn't seem fair to give them only one access point in a ten-acre site, especially since Braum's has three. Farhad Daroga said there has been a lot of discussion about it, but if there is ever any future question about safety, Staff wishes to be on record as saying they do not recommend it because it is unsafe.

Johnnie Parks asked if the city has a standard as to how far from an intersection the city wants a point of ingress and egress for a major intersection. Farhad Daroga said in policy form the standard is about 250 feet when there are turning lanes on arterial or highway intersections.

Robert Goranson asked Tim Terral if they have looked at having a mutual access. Tim Terral said that will not work with what his client is trying to do. He talked about the alternatives available but untenable. Discussion followed regarding how to resolve the issue, including moving the access points to the east.

4A. continued

April Parnell asked Tim Terral if it has been brought to his client's attention that that is a very dangerous intersection and the city's concern is that there may be an increase in accidents and problems if there are two curb cuts there, if his client is willing to accept liability for any accidents that arise out of that, relieving the city of liability for giving them the extra curb cut. Tim Terral responded that he did not wish to speak for his client. April Parnell said she would hate to see the city incur liability by allowing such a situation to exist.

Discussion followed regarding moving the curb cuts to the east 100 feet and whether one of the curb cuts could be lined up with one of the Braum's access points. There were no protestants present.

Justin Cook said he is not opposed to the curb cuts, that when this intersection is improved in the next two years, a median can be built and this will resolve the issue. He said he agrees with Farhad Daroga, that the further from the intersection the curb cuts are placed, the safer it will be. He said moving these curb cuts between lot 3 and 4 and at the east side of the end lot will make it a lot better situation. Bob Goranson asked when the median will be built and Justin Cook replied that proposals for a study are going out now and the intersection improvement is funded for next year's cycle so it will take a couple of years. Discussion followed.

Motion by Mike Lester to approve the Crossroads Commercial Center preliminary plat, moving each entrance to the east 100 feet, approximately. The motion was seconded by Johnnie Parks.

Yes: Parks, Desai, Lester, Caldwell, Goranson

No: None

Motion approved

4B. The Commission considered PT03-108, DN03-129, Record-Walker Tract preliminary plat, 1.85 acres, 2 lots, I-1, BAZ 1589, end of West Detroit Street, south of the MK&T Railroad, Joe Glenn, (Engineer). Farhad Daroga presented the background.

Johnnie Parks said his question was how the cul-de-sac was going to fit in. Farhad Daroga said they would probably build an "eyebrow," an off-balance turnaround, which may not be a balanced turnaround. There are geometrical shapes allowed which will enable the inclusion of a turnaround, up to and including a hammerhead. He said there is enough room to create a turnaround. Discussion followed.

Motion by Mike Lester to approve the Record-Walker Tract preliminary plat, as recommended by Staff. The motion was second by Renate Caldwell.

Yes: Parks, Desai, Lester, Caldwell, Goranson

No: None

Motion approved

4E. The Commission considered PT03-102, DN03-108, Elementary School Addition conditional final plat, 15.0 acres, 1 lot, R-1, one-quarter mile south of Dearborn (41st) Street on west side of 209th East Avenue, Legacy Engineering (Engineer). Johnnie Parks asked if there is a plan to use Broken Arrow addresses.

4E. continued

Farhad Daroga said for now, for construction and engineering purposes, the addresses which have been assigned by the Engineering Department or utility companies are being used. He said PSO used to do the address assignment. He said at Staff level Broken Arrow and Tulsa County addresses are being used. Johnnie Parks said ten years from now it will be confusing, so it would be better to assign Broken Arrow addresses.

Justin Cook said the addresses are mixed all over the city. He said the 911 system has the capability of using duplicate addressing, but it is confusing to everyone else. He said many people are not familiar with city addresses. He said the city is annexing areas in Wagoner County and talked about the complexity of choosing the best way to address property. Johnnie Parks asked if all of the properties would each have a Broken Arrow address so the city can evolve into using them. Justin Cook said they would and the storm water bills are using Broken Arrow addresses. Discussion followed and Johnnie Parks said the more the Broken Arrow addresses are used, the better it will be in the future.

Motion by Kal Desai to recommend approval of the Elementary School Addition conditional final plat as recommended by Staff. The motion was seconded by Mike Lester.

Yes: Parks, Desai, Lester, Caldwell, Goranson

No: None

Motion approved

Bob Goranson said this item will be considered by the City Council in their meeting of May 5, 2003.

4G. The Commission considered ST03-109, DN03-127, Arrow Exterminators site plan, 1.06 acres, C-1, BAZ 1581, Indianola Avenue and Main Street, J. W. Investments (Applicant/Owner). Farhad Daroga presented the background and said the applicant wishes to discuss conditions recommended by Staff.

Mike Fulps, owner of Arrow Exterminators, 801 South Main Street, Broken Arrow, said he would like the Planning Commission to waive certain conditions. He said there are two residences on his side of the dead end street and he would like the requirement for sidewalk construction (on Indianola) to be waived. He questioned the requirement for the one-story security building being brought up to commercial codes, saying it is old and has been kept in good condition. Discussion followed.

Brent Murphy explained the requirements for the existing building and said if a new building is built, it will require masonry siding.

Mike Fulps said the expansion of the existing building is not a current project, but will be done in the future. Farhad Daroga explained that nothing needs to be done on the expansion until that project is done. Johnnie Parks asked about a boundary line show on the aerial map and Staff explained that it did not represent a property line.

Justin Cook said there is a sight distance problem coming out onto Main Street from Indianola and asked if the applicant would consider deletion of the first two parking spaces on Main Street. Mike Fulps said he had no problem doing that, that some of his people have had accidents at that corner. Justin Cook said those may be deleted through the public works projects cycle and the city would re-stripe that area. Mike Fulps said that would help him tremendously.

4G. continued

Motion by Mike Lester to approve the Arrow Exterminator site plan as recommended by Staff, excluding the sidewalk construction on Indianola. The motion was seconded by Renate Caldwell.

Yes: Parks, Desai, Lester, Caldwell, Goranson

No: None

Motion approved

6. **DISCUSSION ITEMS**

None.

7. **REMARKS, INQUIRIES AND COMMENTS BY PLANNING COMMISSION AND STAFF
(NO ACTION)**

None.

8. **Motion** by Mike Lester at 5:46 p.m. to adjourn. The motion was seconded by Kal Desai.

Yes: Parks, Desai, Lester, Caldwell, Goranson

No: None

Motion approved